

TRANSFER
TAX
PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

026214

That we, GORDON WOLMAN, of Waterville, in the County of Kennebec and State of Maine, and AUDREY S. SHAPIRO of Cranston, in the County of Providence and State of Rhode Island,

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in consideration of One (1) Dollar and other valuable consideration paid by RACHEL MATHIEU of Winslow, in the County of Kennebec and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said RACHEL MATHIEU, her heirs and assigns forever,

A certain lot or parcel of land, together with the buildings thereon, situate in Waterville, in the County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Situate on the westerly side of Main Street, extending seventy (70) feet on said Main Street and extending one hundred and fifty (150) feet westerly along the northerly line of a proposed street to run in a westerly direction from said Main Street and just southerly of the lot hereby conveyed.

Meaning and intending to hereby convey a strip of land seventy (70) feet by one hundred and fifty (150) feet in size, and with an angle in the westerly end of the lot.

Meaning and intending hereby to convey all of our right, title and interest in and to the above-described premises, which premises is described in a certain deed from Lewis J. Rosenthal to Louis Wolman, Jr. and Hyman Rosenthal dated July 7, 1925 and recorded in the Kennebec County Registry of Deeds in Book 628, Page 556.

The said Grantor, Gordon Wolman, acquired his one-half undivided interest in the above-described premises as an heir of his mother, Ida E. Wolman, who became deceased on July 15, 1990; and as a result of conveyances from his brothers, Harold Wolman and George Wolman, who conveyed their interest in said premises to the Grantor herein, Gordon Wolman, by deed dated June 16, 1991 and recorded in the Kennebec County Registry of Deeds in Book 3929, Page 018.

The said grantor, Audrey S. Shapiro, acquired her one-half undivided interest in the above-described premises by devise of her mother, Rose Saperstein, and the Deed of Distribution by the Personal Representative of the Estate of Rose Saperstein, which Deed of Distribution is dated December 19, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3680, Page 345, the said Audrey S. Shapiro being the remainderperson in fee simple following the life tenancy of Edward Saperstein who became deceased in November, 1990.

This conveyance, however, is subject to the following restrictions to which the Grantee in accepting this conveyance agrees, viz: No dwellings are to be erected on said lot to cost less than four thousand dollars, and no buildings are to be erected except dwellings and private stables and garages to be used in connection therewith; and no building is to be erected within twenty feet of the sidewalk, door-steps, piazzas, and bay-windows excepted.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said RACHEL MATHIEU, her heirs and

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assigns, to her and their use and behoof forever.

And we do COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will *Warrant and Defend* the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said GORDON WOLMAN and AUDREY S. SHAPIRO, and relinquishing and conveying all our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this day of , in the year of our Lord one thousand nine hundred and ninety-seven.

Signed, Sealed and Delivered
in the presence of



[Signature]
X *[Signature]*
JOHN L. GORMLEY

Gordon Wolman
Gordon Wolman

X *Audrey S. Shapiro*
Audrey S. Shapiro



STATE OF MAINE
Kennebec , SS.

DATED: , 1997

Personally appeared the above named GORDON WOLMAN and made and swore oath to the truth of the foregoing and acknowledged the above instrument to be his free act and deed.

Before me,

[Signature]

Notary Public

Typed Name of Notary: *Barton G. Shiroc*

My Commission Expires: *May 16, 2000*

STATE OF RHODE ISLAND
Kent , SS.

DATED: September ^X 29 , 1997

Personally appeared the above named AUDREY S. SHAPIRO and made and swore oath to the truth of the foregoing and acknowledged the above instrument to be her free act and deed.



Before me,

X *[Signature]*

Notary Public

Typed Name of Notary: *John L. Gormley*

My Commission Expires: *5/26/98*

RECEIVED KENNEBEC SS.

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ATTEST: *Theresa B. Berman*
REGISTER OF DEEDS